

**123 Pump Hill Place SW
Calgary, Alberta**

MLS # A2204254



\$1,499,999

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|------------------|---------------------------|---------------|-------------------|
| Division: | Pump Hill | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 2,190 sq.ft. | Age: | 1976 (49 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Pie Shaped Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Double Vanity, Kitchen Island, See Remarks, Skylight(s), Soaking Tub | | |

Inclusions: Dry Sauna

Tastefully updated and spacious, this bungalow in the highly desirable community of Pumphill offers over 4,000 sq. ft. of developed space with three bedrooms up, one down, and a total of three full updated bathrooms. The exterior features a fresh coat of paint, brand-new natural stone accents, and newly installed natural stone pavers at the front landing. Inside, the home has been beautifully updated with top end designer lighting package, all-new millwork and grand lofted shiplap ceilings, perfectly complementing the wood-burning fireplace, which includes a grandfathered gas igniter. There is a bright sun room with lofted ceilings including exposed feature wood beams that can be used as a sitting area or office. The kitchen and dining area are stunning, featuring modern quartz backsplash, ample updated cabinetry, a built-in breakfast nook, seating at the island, and a formal dining space. Top-of-the-line Miele appliances include a 36" induction cooktop, built-in wall ovens, and a Miele coffee maker. The main level boasts three bedrooms, including a primary suite with a walk-in closet, new built-in wardrobe, and an updated ensuite. The expansive lower level is designed for both relaxation and entertainment, offering a modern wet bar, a spacious entertainment area with new built-ins, a large gym, a games area, a dry sauna, a full bathroom, storage rooms, and a fourth bedroom. Additional features include central air conditioning, an irrigation system, a built-in vacuum system, and an attached double garage that has been freshly painted.